FILE BOX 45

WARRANTY DEED

BOOK 11417 PG. 850

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Ragan	Franklin American Mortgage	MAP 150-07-0
(NAME)	(NAME)	
3349 Oak Trees Court	501 Corporate Centre Drive; #400	PARCEL 457
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher Scott Geloneck, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet Ragan, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 27-B, Zone Lot Division of Lot No. 27 on the Plan of Lakeshore Woods Section 3, of record in Plat Book 6250, Page 258, amending Plat Book 5200, Page 621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher Scott Geloneck by Quitclaim Deed from Beth Dauer Geloneck, of record in Book 10359, Page 353, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6230, Page 385, Register's Office for said County.

99 APR -6 PM 2:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

7999 04/06 0101 03CHECK 277.77

0570043
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 3349 Oak Trees Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of April, 19 99

Christopher Scott Geloneck

Christopher Scott Geloneck

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Scott Geloneck, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 19 99.

Commission expires March 29, 2003

NOTARY PUBLIC AT LARGE DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11417 PG. 852

0570043 IDENTIF. ↑ REFERENCE

99 APR -6 PM 2:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	72100.00
CON TX	266.77
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	277.77
CHECK	277.77

04/06/99 01 14:27 0001 7999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447020